

033.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

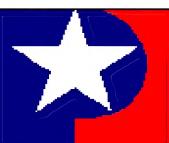
619,000 / 619,000

USE VALUE:

619,000 / 619,000

ASSESSED:

619,000 / 619,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		SUNNYSIDE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SINGH MOHINDER	
Owner 2: SAINI NAVJEET	
Owner 3:	

Street 1: 57 SUNNYSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 4,786 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4786		Sq. Ft.	Site		0	64.	1.18	3									360,691						360,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								22996
GIS Ref								
GIS Ref								
Insp Date								12/07/18

## USER DEFINED

Prior Id # 1:	22996
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:05:44
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/12/19	09:42:04
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
033.0-0003-0016.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	258,500	0	4,786.	360,700	619,200	619,200
2019	101	FV	177,600	0	4,786.	326,900	504,500	504,500
2018	101	FV	177,600	0	4,786.	310,000	487,600	487,600
2017	101	FV	177,600	0	4,786.	270,500	448,100	448,100
2016	101	FV	177,600	0	4,786.	231,100	408,700	408,700
2015	101	FV	139,500	0	4,786.	214,200	353,700	353,700
2014	101	FV	139,500	0	4,786.	177,500	317,000	317,000
2013	101	FV	139,500	0	4,786.	169,100	308,600	308,600

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
DESOUSA MARIA C	29327-2		11/4/1998		245,000	No	No	Y		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/5/2002	641	Redo Bas	15,000	O		G4	GR FY04	ENC/ENTRANCE-FINIS	12/7/2018	MEAS&NOTICE	CC	Chris C
11/24/1997	713		40,000					18X20 2 ST ADDITIO	3/26/2009	Meas/Inspect	163	PATRIOT
									3/21/2000	Inspected	270	PATRIOT
									2/22/2000	Measured	264	PATRIOT
									6/28/1999		PM	Peter M

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 23 - Row House				Full Bath: 1	Rating: Average			COMMON WALL.												
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:															
Foundation: 1 - Concrete				A 3QBth: 1	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good															
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating: Average															
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: BEIGE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating:															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:															
Grade: C - Average				<b>CONDOS INFORMATION</b>																
Year Blt: 1947	Eff Yr Blt:			Location: 1																
Alt LUC:	Alt %:			Total Units: 1																
Jurisdct: G4	Fact: .			Floor: 1																
Const Mod:				% Own: 1																
Lump Sum Adj:				Name: 1																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional: 1				Interior:	1	7	3									
Sec Int Wall: 1	%			Economic: 1				Additions:												
Partition: T - Typical				Special: 1				Kitchen:												
Prim Floors: 3 - Hardwood				Override: 1				Baths:												
Sec Floors: 4 - Carpet	25 %			Total: 18.6 %				Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ: 100.00				Heating:												
Bsmnt Gar: 1				Size Adj.: 1.29338229				General:												
Electric: 3 - Typical				Const Adj.: 0.92261809				<b>COMPARABLE SALES</b>												
Insulation: 2 - Typical				Adj \$ / SQ: 119.330				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 79000																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod: 1																
% Heated: 100		% AC: 1		LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 317288																
% Com Wall: 25	% Sprinkled: 1			Depreciation: 59016					Juris. Factor: 1.00	Before Depr: 119.33										
				Depreciated Total: 258273					Special Features: 0	Val/Su Net: 96.42										
									Final Total: 258300	Val/Su SzAd: 158.27										
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b> 033-0-0003-0016.0				<b>IMAGE</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2014	0.00	T	4	101								
More: N	Total Yard Items:																	Total:		